

**Edgewater Estates Property Owners Association, Inc.**  
**Board of Directors Meeting**  
**July 11, 2021**

**Board of Directors in attendance:** Mark Stellini, president; Jim Azato, vice-president; Barbara Mudryk, vice-president; Dean Dey, vice-president; Nancy Tartaglione, secretary; and John Smeallie, treasurer

President Stellini called the meeting to order at 10 am at Barbara Mudryk's house.

The minutes from both the April 14 and May 29, 2021, Board of Directors' meetings were approved.

**Architectural Review:**

A fence request for an above ground pool at 30876 Elm Drive was tabled for more information to be provided by the Architectural chairperson.

A deck and fence were approved at 17095 Poplar Drive.

A fence was approved for 30916 Edgewood Drive.

Approval was granted for a 6 foot fence that was grandfathered.

A pending request for a stand alone garage at 30854 Elm Drive still needs more information. The Architectural Chairperson is going to contact the owners and explain that garages need to be attached and report at the next meeting.

The issue of allowing VRBO's or Air B n B's in the neighborhood is being discussed with the attorney. It might require a Covenant change.

**Buildings and Grounds:**

Per the attorney's request, sheds in Edgewater were checked for compliance. This is an ongoing discussion as to what steps should be taken.

The committee chairperson is still waiting to hear back from the county on the problems with certain identified manhole covers on the roads.

The chairperson will oversee the spraying of some grounds and roads for weeds and report it to DELDOT.

**Communication:** Barbara Mudryk reported that Victoria Macdonald has chosen Sept 10th for the fall yard sale. Rain Date is Sept 12th.

The RIPRAP newsletter will be sent out quarterly which will allow for better communication with the residents. The goal is to have them mailed in July and late September.

The Secretary announced that she will not be running for a term when hers expires in October. The need for a new secretary will have to be announced so that she can work with the new secretary.

**Accounting and Legal Issues:**

The treasurer announced that 35 residents have not paid their dues, and he is still working on these unpaid dues.

There was also a discussion about changing the CD into a Money Market when the CD expires.

The meeting was adjourned at 11:30 am.

**EEPOA, Inc. Annual Meeting - October 16, 2012 12:30 pm at the Lewes Library.**